

THE CITY OF
SAN DIEGO
CALIFORNIACITY HOME
INFORMATION
COMMUNITY
CITY HALL
BUSINESS
LEISURE| SEARCH | SERVICES | DEPARTMENTS | CONTACT US | TIPS
MULTIPLE SPECIES CONSERVATION PROGRAM HOME GENERAL INFORMATION **MSCP PLAN SUMMARY** DOCUMENTS * MAPS

Multiple Species Conservation Program (MSCP)

Plan Summary

Introduction

Description of MSCP Study Area

Conservation Plan

Assembling the MSCP Preserve

Implementation Strategy and Structure

Preserve Management & Reporting

Financing Habitat Acquisition & Mgmt.

1.0 INTRODUCTION

The Multiple Species Conservation Program (MSCP) is a comprehensive habitat conservation planning program for southwestern San Diego County. The MSCP will preserve a network of habitat and open space, protecting biodiversity and enhancing the region's quality of life. The MSCP will also provide an economic benefit by reducing constraints on future development and decreasing the costs of compliance with federal and state laws protecting biological resources. The MSCP Plan has been developed cooperatively by participating jurisdictions and special districts in partnership with the wildlife agencies, property owners, and representatives of the development industry and environmental groups. The plan is designed to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. By identifying priority areas for conservation and other areas for future development, the MSCP will streamline existing permit procedures for development projects which impact habitat.

Many native vegetation communities in the region are considered sensitive because they have been greatly reduced in distribution by development. San Diego County contains over 200 plant and animal species that are federally and/or state listed as endangered, threatened, or rare; proposed or candidates for listing; or otherwise are considered sensitive. Over half of these species occur in the MSCP study area. The MSCP will protect habitat for over 1000 native and normative plant species and more than 380 species of fish, amphibians, reptiles, birds and mammals.

The proposed assembly of the MSCP preserve is based on the policies that public lands be incorporated to the greatest extent possible and that private property rights be fully respected and upheld. Private lands acquired with public funds for the preserve will only be acquired from willing sellers. The MSCP is also based on the equitable distribution of costs.

Local jurisdictions and special districts will implement their portions of the MSCP Plan through subarea plans, which describe specific implementing mechanisms. The MSCP Plan, with its attached subarea plans, will serve as: 1) a multiple species Habitat Conservation Plan pursuant to Section 10(a) of the federal Endangered Species Act; and, 2) a Natural Community Conservation Program (NCCP) Plan pursuant to the California NCCP Act of 1991 and the state Endangered Species Act. Once approved, the MSCP and subarea plans will replace interim restrictions on impacts to coastal sage



scrub, as a result of the federal listing of the California gnatcatcher as threatened, and will allow the incidental take of other Covered Species as specified in the plan.

2.0 DESCRIPTION OF THE MSCP STUDY AREA

The MSCP study area covers approximately 900 square miles (582,243 acres) in southwestern San Diego County and includes the City of San Diego, portions of the unincorporated County of San Diego, ten additional city jurisdictions, and several independent special districts (Figure 1-2). The study area is bordered by Mexico to the south, National Forest lands to the east, the Pacific Ocean to the west and the San Dieguito River Valley to the north. Naval Air Station Miramar, the Point Loma Naval Complex, and other military lands are within the MSCP study area but are being planned separately.

Vegetation Communities and Evaluated Species

Approximately 54% (315,940 acres) of the MSCP study area supports several distinct vegetation communities or habitat types, most of which are considered sensitive or rare, with the remainder developed (41%) or in agriculture (5%). The MSCP preserve was designed using an evaluation of 93 species as indicators of the range of habitats and biological diversity in the study area. Included within the 93 species were 41 species that are federally or state listed, candidates for listing, or proposed for listing. The plan attempts to maximize the presence of these species and their habitats in the preserve.

Biological Core and Linkage Areas

Biological core and linkage areas were identified to assist local jurisdictions and special districts as one element to be considered in identifying their portion of the MSCP preserve and/or preserve design criteria. The most critical biological resources were prioritized for preservation to maximize the conservation value of the preserve, to efficiently use acquisition funds and to identify less important habitat areas that could be developed. Sixteen core biological resource areas and associated habitat linkages, totaling approximately 202,757 acres of habitat, were identified. Subarea plans with specific preserve boundaries maximize inclusion of unfragmented core areas and linkages in their preserve design to the extent possible.

Ownership

The study area contains 315,940 acres of habitat with almost two-thirds (about 194,563 acres) being privately owned. Over one-third of the habitat is in military (20,082 acres) or other public ownership (101,295 acres).

Gap Analysis of Habitat Protection and Planned Land Uses

A gap analysis was performed to identify where existing protection of key biological resources was already in place (such as planned open space lands, public lands and lands unlikely to be developed because of steep slopes and floodplains) and where "gaps" in habitat protection may occur. The gap analysis showed that only 17% of the biological core and linkage areas was already preserved for biological open space as of 1994, and these protected areas were widely distributed without linkages between them. According to

adopted general and community plans, most of the remaining habitat areas in the MSCP study area are planned to be developed with low density residential uses (39%) or used as parks, preserves or open space (29%). The local jurisdictions considered these planned land uses in designing or establishing criteria for the MSCP preserve and will amend land use plans, as needed, to implement the MSCP (see Section 5).

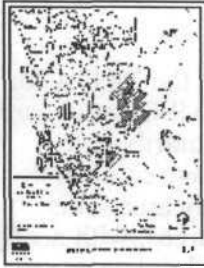


Figure 1-2, Jurisdictions Within MSCP Study Area

Future Growth

In allocating future forecast growth in the region, the local jurisdictions and SANDAG found that, without the MSCP, the existing general and community plans would accommodate residential growth up to around 3.3 million people, which is forecast to be reached in 2005. It is projected that after 2005, there will not be sufficient vacant land designated by the general and community plans for residential use at urban densities (more than one dwelling unit per acre). In response to this issue, local jurisdictions have been working with SANDAG to formulate a Regional Growth Management Strategy to accommodate residential growth beyond 2005 by focusing growth around major transit services, providing mixed uses at community centers and locating residences within major employment centers. Although a lack of sufficient residentially designated lands in land use plans would occur with or without a habitat preserve system, habitat conservation and a new growth management strategy can be mutually supportive of quality of life objectives and the need for economic growth.

3.0 CONSERVATION PLAN

Multi-Habitat Planning Area (MHPA)

The process of designing the MSCP preserve incorporated the goals of preserving as much of the core biological resource areas and linkages as possible, maximizing the inclusion of public lands and lands already conserved as open space, and creating an affordable preserve with the equitable sharing of costs. The participating jurisdictions and special districts cooperatively designed a Multi-Habitat Planning Area (MHPA), in partnership with the wildlife agencies (USFWS and CDFG), property owners, and representatives of the development interests and environmental groups. The MHPA is the area within which the permanent MSCP preserve will be assembled and managed for its biological resources. Public acquisition of private lands from willing sellers will be focused within the MHPA.

The MHPA is defined in some areas by mapped boundaries and in others by quantitative targets for conservation of vegetation communities and by goals and criteria for preserve design. The jurisdictions and special districts prepared subarea plans and defined boundaries of their portions of the MHPA based on common objectives and criteria, but using different methods of

implementation. The resulting conservation of the subarea plans is summarized in Figure 3-2. The MHPA includes property set aside as mitigation for major development projects as a result of negotiations, habitat designated as open space in general plans, and areas already preserved for their biological resources. The remainder are areas within which the ultimate preserve will be sited.

Habitats Conserved

The MSCP Plan targets 171,917 acres of vacant land within the MHPA for conservation, including over half of all natural lands in the MSCP study area (167,667 acres) and 4,250 acres of other vacant lands that contribute to preserve design. The MHPA conserves 62% of all coastal sage scrub and important portions of all vegetation communities in the study area. This conservation is focused in the most biologically important areas, with nearly three-fourths (73%) of the core biological resource areas and linkages conserved in the MHPA. Table 3-3 and Figure 3-6 summarize the amount of each vegetation community targeted for conservation within the MHPA. Each subarea plan contributing to the total describes a process for allowing development outside the preserve to be mitigated by conservation inside the preserve.

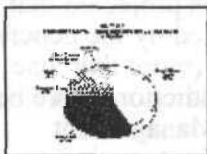


Figure 3-6, Vegetation Communities Targeted for Conservation in MHPA

This plan targets 7,591 more acres for conservation than the Draft MSCP Plan, which targeted 164,326 acres. The difference is attributed to several factors: the acreage of public lands targeted for conservation in the MHPA increased by about 10,000 acres; the City of San Diego now targets 4,250 acres of disturbed and agricultural lands to meet preserve configuration needs (however, agriculture is not precluded in the preserve); and the study area has expanded by about 1,050 acres. The acreage of private lands targeted for conservation decreased by about 2,400 acres.

Covered Species

Based on the MHPA preserve configuration, vegetation community conservation targets, and implementation of habitat management plans, 85 species will be adequately conserved and "covered" by this plan. The County of San Diego and cities of San Diego, Poway, and Chula Vista must have approved subarea plans and implementing agreements before take of all 85 species is authorized for all participants. The participating local agencies will receive take authorizations from the federal and state agencies to directly impact or "take" these 85 species, in accordance with approved subarea plans and implementing agreements. The covered species include species listed as endangered or threatened as well as currently unlisted species:

Protection Status	Plants	Animals	Total
Federally listed ¹	5	12	17
State listed ²	13	2	15
Federally proposed	3	1	4
Federal candidates (C1 and former C2)	24	12	36
Other ³	1	12	13
Total	46	39	85

¹ May also be state listed.

² Includes 8 plants proposed for federal listing.

³ State species of special concern, habitat indicator species, and species important to preserve design.

If, in the future, a covered but unlisted species becomes listed as endangered or threatened, the take authorization will become effective concurrent with its listing.

Narrow Endemic Species. Some native species, primarily plants with restricted geographic distributions, soil affinities, and/or habitats, are referred to as "narrow endemic species." For vernal pools and identified narrow endemic species, the jurisdictions will specify measures in their subarea plans to ensure that impacts to these resources are avoided to the maximum extent practicable.

Uncovered Species

The plan also includes provisions for adding uncovered species to the covered species list. If a species not on the covered species list is proposed for listing, the wildlife agencies will determine if additional conservation measures are needed to adequately protect the species. If additional measures are needed, management practices and enhancement opportunities and reallocation of public acquisition funds will be used provided that covered species are not adversely affected. If these options are not adequate, preference will be given by the wildlife agencies to additional measures that do not require additional mitigation or dedication of land. The wildlife agencies have also agreed to provide additional habitat-based assurances for uncovered species by classifying certain vegetation communities as "significantly" and/or "sufficiently conserved" by the MSCP, as described in the MSCP Plan and Model Implementing Agreement.

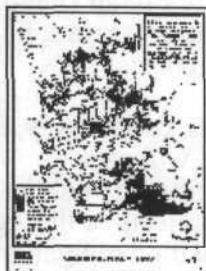


Figure 3-2, Average Habitat Conservation in MHPA

4.0 ASSEMBLING THE MSCP PRESERVE

The MSCP preserve will be assembled through a combination of the following methods:

1. conservation of lands already in public ownership;
2. public acquisition of private lands with regional habitat value from willing sellers; and
3. private development contributions through development regulations and mitigation of impacts.

The relative contributions of these three methods and the equitable distribution of costs have been addressed in policies established by elected officials of several jurisdictions. These policies have served as the basis for plan proposals on assembling, implementing and financing the preserve.

Sources of Preserve Assembly

Of the total 171,920 acres targeted for preservation, public sources will contribute 81,750 acres of public lands and acquire approximately 27,000 acres of private lands. Approximately 63,170 acres of private lands will be conserved through the development process, including mitigation for impacts to biological resources outside the preserve. In total, the public sector will contribute 63.3% of the MSCP preserve, and private sector development will contribute 36.7% (Figure 4-1 and Table 4-1).



Figure 4-1, Sources of Targeted Conservation

The federal and state governments have acknowledged their role in habitat conservation and agreed to assist the local jurisdictions and property owners in creating a preserve that reduces or avoids the need to list additional species. The federal and state governments will contribute 36,510 acres of existing federal and state lands, excluding military lands, to permanent habitat conservation and management. This includes 24,510 acres managed by the Bureau of Land Management, three existing wildlife refuges that are part of the National Wildlife Refuge System and several state administered parks and reserves.

Local governments collectively own approximately 47,850 acres of habitat in the MHPA, of which 45,240 (94.5%) are targeted for permanent conservation and habitat management. Most of these lands are already protected in existing passive recreation parks and open space preserves. Approximately 10,400 acres, referred to as cornerstone lands, are owned by the City of San Diego Water Utilities Department and will be committed to habitat conservation through a conservation bank agreement with the wildlife agencies.

Over a period of 30 years, the federal and state governments, collectively, and the local jurisdictions in the MSCP study area, collectively, will each contribute half of the approximately 27,000 acres to be acquired by public means. Lands acquired as mitigation for public or private projects or through land use regulation will not be included as part of the acquisition obligation of the local jurisdictions. Funding of the local share of the preserve (acquisition, management, monitoring and administration) will be carried out on a regional basis.



In 1996, 43.8% (85,190 acres) of lands in the MHPA were owned by federal, state and local governments and 56.2% (109,130 acres) were privately owned. Of the MHPA lands in private ownership, 57.9% (63,170 acres) will be conserved in conjunction with private development, according to local land use regulations and through off-site mitigation; 24.7% (27,000 acres) will be publicly acquired; and 17.4% (18,900 acres) will potentially be developed (Figure 4-3).

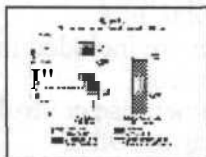


Figure 4-3, Conservation and Development in MHPA

Estimated Acquisition Need. The estimated need for acquisition of 27,000 acres was based on estimates provided by the five jurisdictions with most of the privately owned habitat lands within the MHPA: the cities of Chula Vista, Poway, San Diego and Santee and the County of San Diego. The estimates were based on detailed, site specific reviews of such factors as ownership patterns and parcel sizes, presence of biological resources, approved and negotiated projects, and the potential for future development given the application of land use regulations and environmental review.

5.0 IMPLEMENTATION STRATEGY AND STRUCTURE

Implementation of the MSCP requires coordinated actions among the participating local jurisdictions, other take authorization holders, the wildlife agencies, and the private sector. The MSCP Plan establishes the framework, while allowing the flexibility for each jurisdiction to implement the MSCP through their own subarea plans and implementing agreements. The MSCP provides for sequential adoption of subarea plans by the jurisdictions or other take authorization holders. Subarea plans and implementing agreements are also severable so that future actions or inactions of any one jurisdiction will not affect other take authorizations, except for the effects on the list of covered species and federal and state assurances that are specified in the subarea plans or implementing agreements.

The jurisdictions and other entities receiving federal and state take authorizations for covered species will receive assurances that increase predictability for the development process. Proponents of projects approved consistent with the MSCP will become "third party beneficiaries" to the locally received take authorizations, receiving assurances that mitigation obligations will not be subsequently altered for covered species and receiving the benefits of a streamlined process for federal and state permitting and environmental review.

Subarea Plans

Subarea plans to implement the MSCP are prepared by local jurisdictions, special purpose agencies, regional public facility providers or utilities and, together with an implementing agreement, serve as the basis for issuance of federal and state take authorizations for covered species. The subarea plan specifies how the take authorization holder will conserve habitat and build the MSCP preserve using, in part, its existing land use planning and project approval process. Jurisdictions will incorporate the MSCP Plan and subarea

plan into their policies, land use plans, and regulations and will approve public and private projects, or the siting of facilities, consistent with the subarea plan.

Subarea plans contain criteria, such as conservation targets, mitigation standards and/or development encroachment limits, to ensure that habitat preservation proceeds in step with development, and mechanisms to avoid or minimize project impacts to the preserve. A preserve management plan, or a schedule for its preparation, is also contained in the subarea plan. Subarea plans for the cities of San Diego, Chula Vista, Santee, Del Mar, and Coronado, the County of San Diego and Otay Water District are included in the MSCP Plan (Volume II). Subarea plan boundaries differ from jurisdictional boundaries because some jurisdictions own, otherwise control or may annex lands beyond their current jurisdiction boundaries. Other participants provided draft Multi-Habitat Planning Area maps for inclusion in the MSCP Plan, but have prepared or are preparing subarea plans separate from the MSCP Plan.

Implementing Agreements

An implementing agreement is a binding contract signed by the local jurisdiction (or other take authorization holder) and the wildlife agencies which identifies the roles and responsibilities of the parties to implement the MSCP and subarea plan. The agreement also specifies assurances and remedies if parties fail to perform their obligations. A Model Implementing Agreement, generally acceptable to the wildlife agencies, has been developed for use in preparing more specific implementing agreements and is contained as Attachment A to the plan. Many assurances are provided by the wildlife agencies including the provision for long-term (50 year) take authorizations for covered species, how a change in circumstances will be addressed for covered species, the effects on development and sharing of costs for uncovered species should they become listed, and the ability of take authorizations to be severable from those granted to other entities implementing the MSCP.

Local Jurisdiction Actions to Implement the MSCP

Local jurisdictions will implement the MSCP through their approved subarea plans and will amend land use plans, development regulations, codes and guidelines, as needed, to assure that development projects are consistent with the subarea plan and that conservation targets are reached. Some flexibility in plan implementation is provided in that adjustments to the MHPA and/or preserve boundaries can be made, without the need to amend the MSCP Plan or subarea plan, if the same or higher biological value of the preserve is achieved and the wildlife agencies concur. The jurisdictions will ensure that habitat management occurs on contributed public lands and on habitat lands acquired with regional funds or dedicated through the development process. The jurisdictions will also participate in establishing a regional funding source, coordinate conservation actions with adjoining jurisdictions, and prepare reports as described in Section 6.

Wildlife Agency Actions to Implement the MSCP

The wildlife agencies, as partners in MSCP implementation, will issue take authorizations for covered species based on the subarea plans and implementing agreements; contribute and manage identified existing federal

and state lands and those acquired with federal and state funds; coordinate the biological monitoring program; meet annually with take authorization holders; ensure that other wildlife agency permits/consultations are coordinated and consistent with the MSCP; provide technical assistance; include MSCP funding in annual budget proposals; and assist jurisdictions and other agencies in developing a regional funding source and in public outreach or education programs.

Institutional Structure for MSCP Implementation

The MSCP Plan does not create a new regional structure or authority. However, the jurisdictions will identify a new or existing structure for establishing a regional funding source and for allocating funds. The participating jurisdictions will also create two coordination committees:

- a Habitat Management Technical Committee to coordinate on technical issues of preserve management and maintenance; and,
- an Implementation Coordinating Committee to coordinate subarea plan implementation and the annual accounting of conservation and take, and to provide a forum for discussing regional funding, public outreach and implementation issues. This committee's meetings will be noticed and open to the public.

6.0 PRESERVE MANAGEMENT AND REPORTING

The MSCP Plan provides a framework for evaluating land uses for compatibility with the preserve and presents guidelines for preserve management and reporting. Existing legal land uses within and adjacent to the preserve will be allowed to continue.

Guidelines for Land Uses Within the Preserve

The MSCP provides for public recreation and education within the preserve, while conserving biological resources and ensuring that private property rights are respected. Riding and hiking trails and other passive uses are allowed in portions of the preserve as specified in subarea plans. Guidelines are provided for agriculture, urban development, public facilities, mineral extraction, and other uses; however, subarea plans define permitted uses and methods for review and permitting of public and private development within and adjacent to the preserve.

Guidelines for Preserve Management Activities

Each take authorization holder will prepare a habitat management plan (or plans) as part of its subarea plan, or as part of implementing its subarea plan, and will be responsible for management and biological monitoring of its identified public lands, lands obtained as mitigation through fee title or easements, and land acquired for habitat conservation with regional or local funds. Likewise, the federal and state agencies will manage and monitor their present land holdings, as well as those they acquire on behalf of the MSCP. The wildlife agencies will also assume primary responsibility for coordinating the biological monitoring program, described in a separate Biological Monitoring Plan. Private landowners who are third party beneficiaries will be responsible for habitat management of preserve lands they choose to retain in private ownership consistent with the subarea plan

and conditions of development permits. No additional fees will be charged to landowners for biological monitoring. General guidelines are provided for fire management, restoration, predator and exotic species control and other management activities.

Reporting on MSCP Plan Implementation

Tracking MSCP implementation involves two independent process:

- annual accounting of the acreage, type and location of habitat conserved and destroyed (taken) by permitted land uses and other activities; and,
- biological monitoring to determine if the preserve system is meeting conservation goals for covered species.

Each take authorization holder will provide an annual accounting report for the calendar year and submit it to the wildlife agencies and public by February 15. Annual meetings will be held with the wildlife agencies to review **subarea** plan implementation and to coordinate activities. Every three years, the following will be prepared: 1) an MSCP status report, prepared by the jurisdictions, and accompanied by public hearings; 2) a biological monitoring report prepared by the wildlife agencies; and 3) a report on management activities and priorities prepared by preserve managers.

7.0 FINANCING HABITAT ACQUISITION AND MANAGEMENT

The analysis of MSCP costs and alternative funding programs is based on the splitting of acquisition costs between the federal and state governments and local jurisdictions, and the sharing of costs and responsibilities for preserve management and biological monitoring. Funding of the local costs will be carried out on a regional basis, and local elected officials have established the policy that any regional funding for the MSCP will be submitted to the voters for approval.

MSCP Costs

If the MSCP is implemented using a 30-year benefit assessment program, the total cost to the local jurisdictions, residents, and businesses to implement the MSCP is estimated to range from \$339 to \$411 million in 1996 dollars, based on a range in estimated value of habitat lands to be acquired.

Land Acquisition Costs. The jurisdictions that estimated land acquisition needs also estimated land acquisition costs in their respective jurisdictions, and determined collectively that the cost of purchasing 27,000 acres would range from \$262 to \$360 million (Table 7-5). One half of the acquisition need will be met by the local jurisdictions, funded through a regional funding source. Based on the jurisdictions' estimates, the average acquisition cost ranges from \$9,700 to \$13,300 per acre. In comparing these estimates to recent sales prices, about 89% of lands recently sold had prices below the average estimated acquisition cost of the jurisdictions' low estimates (\$9,700/acre).

Costs for Preserve Management, Monitoring and Administration. The total costs to the local jurisdictions for preserve management, biological monitoring and program administration over the first 30 years is estimated to

be approximately \$120 million, with an annual projected cost beyond that time of \$4.6 million per year (\$3.4 million more than current funding). An endowment could be created during the 30-year financing program to permanently cover recurring costs, or, as an alternative, a new funding program could be established before the end of the 30-year program.

The participating local jurisdictions will manage, using funds from the regional funding source, approximately 106,120 acres of habitat lands in the preserve at preserve build out, at a cost of \$4.2 million per year. Preserve management costs are estimated to range from \$37 per acre per year for areas isolated from urban development to \$47 per acre per year for areas near urban development. The federal and state governments would manage 50,010 acres at preserve build out, at an estimated cost of \$2 million per year.

Biological monitoring costs will vary each year as a result of the type and frequency of monitoring required, with the average annual costs over a 10-year cycle estimated to be \$230,400. Annual administration costs (e.g. land acquisition activities, subarea plan implementation, legal support, financial management, reporting and database management, and facilities and equipment) will also vary, reaching a peak of \$1.3 million in 2004 during the period of land acquisition, and declining to \$255,000 per year at preserve build out.

Financing Plan for Local Jurisdictions

Options for Regional Funding. Local elected officials directed that the MSCP evaluate several options for a regional funding source, including:

- a benefit assessment by a regional park or open space district;
- a habitat maintenance assessment;
- a Mello-Roos community facilities district special tax;
- an ad valorem property tax; and,
- an increase in sales tax.

State law provides different allowable uses for the revenues raised, so more than one source may be needed to fund both acquisition and recurring annual costs.

Timing of Regional Funding. The jurisdictions will begin a process to procure regional funding within 18 months of federal and state approval of the first subarea plan and will place a measure on the ballot and have one or more funding sources in place within an additional 18 months. This schedule may be adjusted if the jurisdictions demonstrate that their good faith efforts require additional time. The MSCP Plan includes a chronology of actions needed to place a measure on the ballot to finance the regional share.

Regional Financing Plan. The MSCP must provide information on the funding that will be made available to implement the plan as proposed. A financing plan has been prepared to illustrate one option available to the local jurisdictions. The jurisdictions will select one or more funding sources and develop a final financing plan to be submitted to the voters for approval.

The example financing plan for local jurisdictions (Table 7-1) is based on a 30-year program of benefit assessments similar to that authorized by AB2007. The analysis of the regional financing plan assumes that the first 33 years of MSCP implementation is divided into three periods: an initial 3-year period of interim funding; a 20-year period of land acquisition and debt

financing under the regional funding program, and; a final phase in which outstanding bonds are repaid and an endowment is completed. The plan assumes that acquisition will be accelerated so that 50% of the target is acquired within 4 years after the start of regional funding, 75% within 10 years, and 90% within 15 years. Under the example plan, the local share of the 30-year program is estimated to be \$339 million and \$411 million, for the low and high estimates of acquisition cost. The recurring costs of preserve management, monitoring and program administration between 1997 and 2029 are approximately \$120 million. The analysis assumes that annual recurring costs after 2029 will be funded from a permanent endowment. Interest and financing costs total \$29 million to \$48 million (using the low and high acquisition cost estimates).

Financial Impacts on Households and Businesses. The example financing plan would result in average annual assessments, over 30 years, of \$20 to \$25 per household and \$71 to \$88 per acre of commercial and industrial property, with the range reflecting the low and high estimates of acquisition costs. In the example financing plan, benefit assessments are assumed to remain constant during the 30-year program. The other funding options in the form of assessments or taxes are assumed to escalate over time. The fiscal impact of a regional funding program on households and businesses can vary substantially, depending on the funding sources selected (see Section 7.2.3).

Federal and State Funding Programs

The federal and state governments will acquire lands using funds from existing and future programs. Between 1989 and 1994, federal programs have funded an average of \$30 million per year for habitat conservation in California. Between 1980 and 1994, an average of \$270 million per year has been appropriated nationwide to four federal agencies using the federal Land and Water Conservation Fund. Other sources of funding include the National Fish and Wildlife Challenge Grants (with average grants to California of \$1.9 million per year from 1989-1994), the Cooperative Endangered Species Conservation Fund (a new initiative, which included \$6 million for FY97 citing the NCCP in southern California), USFWS annual appropriations, and state acquisition funds through the Wildlife Conservation Board (averaging \$30 million per year from 1989-1994).

Table 3-3

**VEGETATION COMMUNITY ACRES TARGETED FOR
CONSERVATION WITHIN MULTI-HABITAT PLANNING AREA**

Vegetation Communities	Total MSCP Study Area¹ (acres)	Total MHPA (acres)	MHPA Conserved³ (acres)	% of MSCP Veg. Comm. Conserved
Beach	1202 (*)	491	443	37%
Saltpan	235 (*)	212	212	90%
Southern Foredunes	188 (*)	132	123	65%
Southern Coastal Bluff Scrub	198 (*)	146	137	69%
Coastal Sage Scrub	115,504 (*)	80,596	71,274	62%
Maritime Succulent Scrub	1,803 (*)	899	855	47%
Chaparral	111,335 (*)	60,933	54,945	49%
Southern Maritime Chaparral	1,782 (*)	1,240	1,111	62%
Coastal Sage/Chaparral	3,877 (*)	1,749	1,490	38%
Grassland	28,373 (*)	10,926	9,770	34%
Southern Coastal Saltmarsh	1,870 (*)	1,719	1,719	92%
Freshwater Marsh	815 (*)	497	497	61%
Riparian Forest	1,328 (*)	1,078	1,078	81%
Oak Riparian Forest	5,361 (*)	3,054	3,054	57%
Riparian Woodland	731 (*)	588	588	80%
Riparian Scrub	5,374 (*)	4,286	4,286	80%
Oak Woodland	5,600 (*)	3,150	2,651	47%
Torrey Pine Forest	169 (*)	153	144	85%
Tecate Cypress Forest	5,712 (*)	5,641	5,591	98%
Eucalyptus Woodland	1,633 (*)	364	326	20%
Open Water	5,726 (*)	5,220	5,220	91%
Disturbed Wetlands	928 (*)	738	738	80%
Natural Flood Channel	862 (*)	746	746	87%
Shallow Bay	9,581 (*)	369	369	4%
Deep Bay	4,891 (*)	3	0	0%
Other Habitat ²	864 (*)	339	300	35%
Subtotal Habitat	315,940(*)	185,266	167,667	53%
Disturbed	23,244 (*)	5,037	2,447	11%
Agriculture	28,547 (*)	4,015	1,803	6%
Subtotal Vacant Land	367,731	194,318	171,917	47%
Developed	214,511	0	0	0%
TOTAL	582,243	194,318	171,917	30%

¹ Percent of total MSCP habitats (315,940 acres) is given in parentheses. Asterisk (*) indicates <1%.

² Disturbed, Agriculture, and Developed areas with habitat value according to the habitat evaluation map.

³ MHPA conserved acres have been estimated based on average conservation factors (e.g., 70%, 80%, 90%, etc.) applied to Total MHPA acres, with the following exceptions: (a) all wetland communities are assumed 100% conserved within the MHPA boundary; (b) all

may be met through offsite mitigation for public or private projects.

⁵ Currently conserved in approved or negotiated projects.

⁶ To be protected.

Table 7-1

**AN EXAMPLE FINANCING PLAN FOR LOCAL JURISDICTIONS
USING BENEFIT ASSESSMENT: 30-YEAR PROGRAM
COSTS AND REVENUES¹**

	Low Acquisition Cost		High Acquisition Cost	
	1996 \$ Million	Percent	1996\$ Million	Percent
Program Costs				
Habitat Acquisition	\$131.0	38.7%	\$180.0	43.8%
Preserve	96.5	28.5%	96.5	23.5%
Management ²				
Biological	3.7	1.1%	3.7	0.9%
Monitoring ²				
Program	19.3	5.7%	19.3	4.7%
Administration ²				
Deposits to	59.2	17.5%	64.0	15.6%
Endowment ³				
Interest and	<u>29.1</u>	<u>8.6%</u>	<u>47.8</u>	<u>11.6%</u>
Financing Costs ⁴				
Total	\$338.8	100.0%	\$411.3	100.0%
Program Revenues				
Regional Funding	\$296.6	87.5%	\$366.2	89.0%
Source ¹				
Continuation of	34.4	10.2%	34.4	8.4%
Pre-1996				
Open Space Budget⁵				
Local Funding of	5.2	1.5%	7.1	1.7%
Interest				
Costs on Initial				
Acquisition⁶				
Interest Revenue	<u>2.6</u>	<u>0.8%</u>	<u>3.6</u>	<u>0.9%</u>
Total	\$338.8	100.0%	\$411.3	100.0%

Source: Onaka Planning & Economics; Douglas Ford and Associates.

All costs and revenues in millions of 1996 dollars; future values have been discounted.

¹ Costs and revenues shown in this table reflect a 30-year regional funding program based on benefit assessments levied by a regional parks and open space district. Costs assume establishment of an endowment for perpetual maintenance. Costs and revenues differ for other funding sources.

² Discounted sum of costs from 1997 to 2029.

³ Discounted sum of deposits into an assumed endowment fund. The *undiscounted* amount of endowment in 2029, including accumulated interest, is \$235 million.

⁴ Interest and bond issuance costs.

⁵ Discounted sum of continued expenditures by local jurisdictions for the management of open space preserves established prior to 1996.

⁶ Discounted sum of interest payments made by local jurisdictions for an assumed interim financing to acquire land prior to the start of a regional funding program.

Table 7-5

**ESTIMATED COST OF HABITAT ACQUISITION BY FEDERAL
AND STATE GOVERNMENTS AND THE
REGIONAL FUNDING PROGRAM¹**

	Estimated Acquisition Need (acres)	Estimated Cost to the Federal and State Governments and the Regional Funding Program (\$ million)
Chula Vista	360	\$3 - \$7 million
Poway	3,200	\$48 million
San Diego	2,400	\$40 - \$70 million
Santee	350	\$3 million
County of San Diego (unincorporated)	18,850	\$149 - \$206 million
Total to Be Acquired by the Federal, State, and Local Governments ¹	25,160	\$243 - \$334 million
With Contingency	27,000	\$262 - \$360 million

Source: Cities of Chula Vista, Poway, San Diego, and Santee and the County of San Diego.
See also Table 4-3.

¹ The information contained in this table is intended only to estimate the total cost of lands potentially acquired for the MSCP preserve by the federal, state, and local governments, with local governments using a regional funding program. The amounts and costs for individual jurisdictions are shown for information only. The amounts do not indicate the financing responsibilities of individual jurisdictions, nor do they indicate how regional funds may be allocated to individual local jurisdictions.

[Multiple Species Conservation Program Home](#) | [General Information](#) | [Top of Page](#) |
[MSCP Plan Summary](#) | [Documents & Maps](#) |

[Search](#) | [Services](#) | [Departments](#) | [Contact Us](#) | [Tips](#) |
[City Home](#) | [Information](#) | [Community](#) | [City Hall](#) | [Business](#) | [Leisure](#) |

[Privacy Notice](#) | [Disclaimers](#) |